





Nov. 20

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: November 9, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-184A  
424 Virginia Avenue Limited Partnership, Item 38

The Petitioner requests a Variance to permit a street corner setback of 4 feet from widened Jefferson Avenue in lieu of 10 feet, and to permit a rear yard of 9 feet in lieu of the required 10 feet.

Based upon the information provided and analysis conducted, staff recommends approval of the Petitioner's request subject to the following:

- Comments made by Baltimore County staff on the Towson Plan Update suggest that any right-of-way widening on Virginia Avenue should occur on the west side of the street in order to lessen the impact on existing residences. The Petitioner's plan indicates a 58 1/2 ft. variable right-of-way with most of the widening occurring on the west side of Virginia Avenue.
- A landscape plan that includes streetscape, treatment of the courtyard, and the area adjacent to the elevator and stair shaft, shall be reviewed and approved by the Director of the Office of Planning and Zoning or his designee prior to the issuance of building permits. Streetscape provided within the public right-of-way shall be maintained by the property owner.
- A minimum 25 ft. building setback shall be maintained from the face of the curb.
- A minimum 10 ft. side and rear setback should also be maintained.

*11/17/89 called to inform about late comments for pl.*

NOV 19 1989

- Architectural elevations including building materials shall be reviewed and approved by the Director of the Office of Planning and Zoning prior to the issuance of building permits. Section 502.1 of the B.C.Z.R. outlines general standards for the review of Special Exceptions, Section 259.2 states that the C.T. District is designated for "primary shopping areas within town centers." In accordance with the high profile of Towson as the government seat, medical, and education center of the County, special consideration for the architectural quality of the area should be carefully rendered. The 1979 and proposed 1989 Towson Master Plan point out the need for architectural quality in Towson.

FK:JL:gg1  
ZF90184A

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21284  
(301) 887-3554

RECEIVED  
AUG 31 1989

ZONING OFFICE

August 25, 1989



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, and 42.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lw

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500  
Paul H. Koznick  
Chief

AUGUST 11, 1989



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: 424 VIRGINIA AVENUE LIMITED PARTN.  
Location: CORNER OF W/S OF JEFFERSON AVE.  
Item No.: 38 Zoning Agenda: AUGUST 8, 1989

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.  
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Koznick* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

AUG 16 1989

*Revised Comment*

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: November 16, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-184A  
424 Virginia Avenue Limited Partnership, Item 38

The Petitioner requests a Variance to permit a street corner setback of 4 feet from widened Jefferson Avenue in lieu of 10 feet, and to permit a rear yard of 9 feet in lieu of the required 10 feet.

Based upon the information provided and analysis conducted, staff recommends approval of the Petitioner's request subject to the following:

- Comments made by Baltimore County staff on the Towson Plan Update suggest that any right-of-way widening on Virginia Avenue should occur on the west side of the street in order to lessen the impact on existing residences. The Petitioner's plan indicates a 58 1/2 ft. variable right-of-way with most of the widening occurring on the west side of Virginia Avenue.
- A landscape plan that includes streetscape, treatment of the courtyard, and the area adjacent to the elevator and stair shaft, shall be reviewed and approved by the Director of the Office of Planning and Zoning or his designee prior to the issuance of building permits. Streetscape provided within the public right-of-way shall be maintained by the property owner.
- A minimum 25 ft. building setback shall be maintained from the face of the existing curb.
- A minimum 10 ft. side and rear setback to the existing right-of-way should also be maintained.

- Architectural elevations including building materials shall be reviewed and approved by the Director of the Office of Planning and Zoning prior to the issuance of building permits. Section 502.1 of the B.C.Z.R. outlines general standards for the review of Special Exceptions, Section 259.2 states that the C.T. District is designated for "primary shopping areas within town centers." In accordance with the high profile of Towson as the government seat, medical, and education center of the County, special consideration for the architectural quality of the area should be carefully rendered. The 1979 and proposed 1989 Towson Master Plan point out the need for architectural quality in Towson.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK:JL:gg1  
ZF90184A

- General Notes**
- Applicant: 424 Virginia Avenue Limited Partnership  
200 East Pennsylvania Avenue  
Towson, Maryland 21284  
(301) 278-3333
  - Election District 9, Councilman's District 4, Census Tract 4927
  - Waterways 23; Subwatershed 35.

- Site Data:
  - Current Zoning: AM-CT, R-0
  - Site Area: 0.326 Acres
- Estimated Average Daily Trips: 35,000 S.F. office at 17.3/1000 S.F. = 620 A.D.T.'s
- The No. 8 Towson MTA bus services this area.
- A request for a stormwater management waiver has been approved.
- There are no known existing wetlands, significant geologic formations, unusual natural formations, archeological sites, critical areas, endangered species habitats, or hazardous materials on the site.
- Hours of operation are anticipated to be 7:00 a.m. to 6:00 p.m.

- Use Area:
  - Proposed: 0.855 Acres (37,244 S.F.)
  - Allowed: 0.326 Acres (14,119 S.F.)
- Floor Area Ratio:
  - Allowed: 0.5
  - Proposed: 0.5

- All signs will be in accordance with the Baltimore County Zoning Regulations Manual.
- All outdoor lighting will be attached to the proposed building and enclosed in a shielded, non-glaring, hooded fixture.
- The proposed building will be made of stucco and glass to match the existing office building.
- A zoning variance to 0.325:1 will be sought to permit a 10' rear yard setback in lieu of the required 20' setback, and a 6' setback of the required 10' side setback.
- Special exception to allow a Class 3 office in an R-0 zone Case #18-462 was approved on May 14, 1986.
- This OIG is a concept document on which minor changes may occur. Printing may be eliminated along Townson MTA Avenue frontage.
- Buildings to less than 60' basic height as allowed in R-0 zone.

- Proposed: 0.855 Acres (37,244 S.F.)
- Allowed: 0.326 Acres (14,119 S.F.)
- Proposed: 0.855 Acres (37,244 S.F.)
- Allowed: 0.326 Acres (14,119 S.F.)
- Proposed: 0.855 Acres (37,244 S.F.)
- Allowed: 0.326 Acres (14,119 S.F.)

- Amenity Open Space:
  - Required: 17,119 S.F. x 0.25 = 4,280 S.F. R-0
  - Provided: 4,288 S.F. R.O.
- Parking:
  - Required: 44 spaces
  - Provided: 127 spaces

- Construction is contingent upon securing sufficient parking. Ninety spaces will be leased from the proposed Revenue Authority garage at Virginia and Chesapeake Avenues. Sufficient evidence shall be supplied upon application for building permits as to such lease as specified in Section 409.7.C of BCLM.
- Parking shall be designed in accordance with section 409.8 of BCLM.

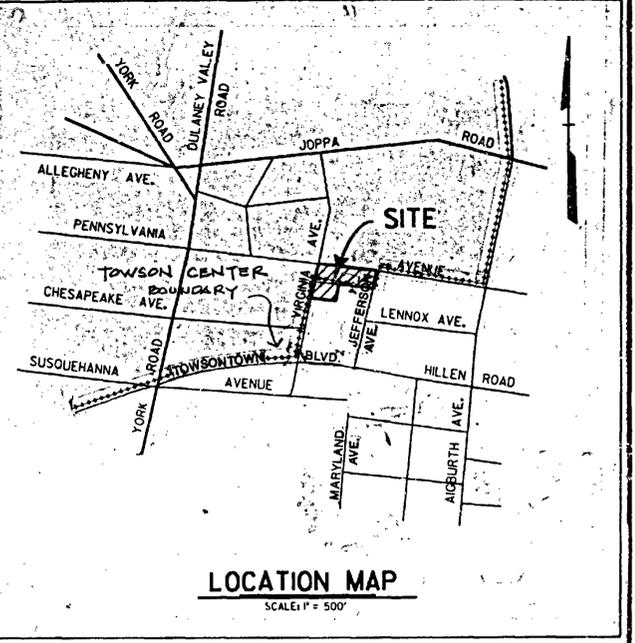
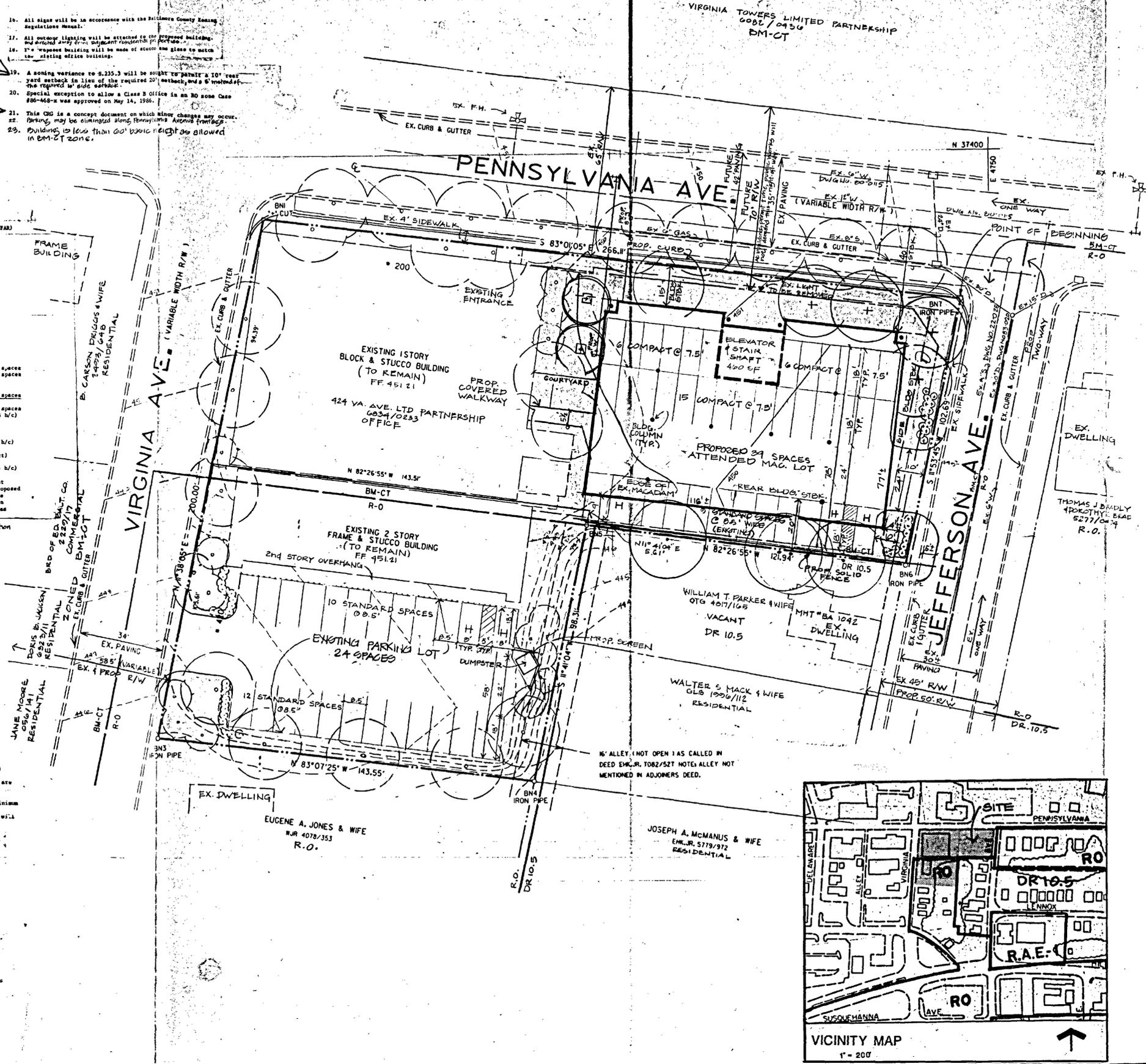
- Landscaping:
  - Required: 569 LF of screening and 363 LF of 8' planting area are also required.
  - Proposed: 21 Trees (14 Maj. Dec.)

- Landscaping:
  - Required: 569 LF of screening and 363 LF of 8' planting area are also required.
  - Proposed: 21 Trees (14 Maj. Dec.)

- Landscaping:
  - Required: 569 LF of screening and 363 LF of 8' planting area are also required.
  - Proposed: 21 Trees (14 Maj. Dec.)

- Landscaping:
  - Required: 569 LF of screening and 363 LF of 8' planting area are also required.
  - Proposed: 21 Trees (14 Maj. Dec.)

- Landscaping:
  - Required: 569 LF of screening and 363 LF of 8' planting area are also required.
  - Proposed: 21 Trees (14 Maj. Dec.)



- LEGEND**
- AMENITY OPEN SPACE
  - EXISTING MAJOR DECIDUOUS TREE
  - EXISTING MINOR DECIDUOUS TREE
  - EXISTING EVERGREEN TREE
  - EXISTING EVERGREEN SCREEN
  - PROPOSED MAJOR DECIDUOUS TREE
  - PROPOSED MINOR DECIDUOUS TREE
  - PROPOSED EVERGREEN SCREEN

**200 E. PENNSYLVANIA AVE.**  
Plan and Plat to Accompany  
Zoning Petition

**PETITIONER'S EXHIBIT 1**

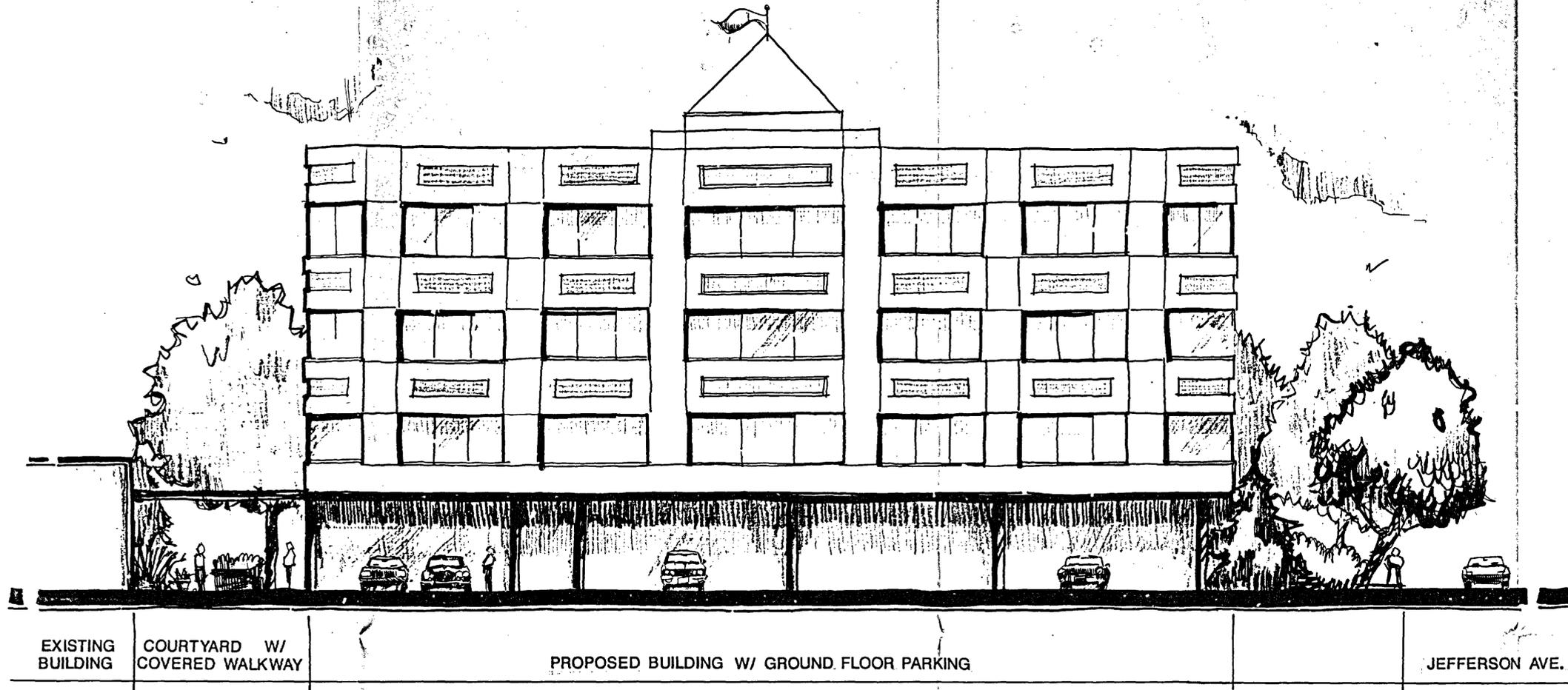
DAFT - McCUNE - WALKER INC.  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
200 E. PA AVE  
TOWSON, MD. 21284  
TELEPHONE: 301-296-3333

STATE OF MARYLAND  
PLANNING & ZONING  
COMMISSION  
JULY 19 1983

DATE	REVISIONS	DATE	REVISIONS		
3-17-89	JEPF: R.W. NOTES 2, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	7-10-89	ZONING PETITION PLAN	9/27/89	PER COUNTY COMMENTS

SCALE: 1" = 20'  
JOB ORDER NO. 84128-B  
ISSUE DATE 8/5/88

Petitioner's Exhibit 2



REAR ELEVATION

1/8" = 1'-0"

DAFT - McCUNE - WALKER INC.  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS  
 500 EAST JOPPA ROAD  
 TOWSON, MD. 21204  
 TELEPHONE: 301-296-3333

200 E. PENNSYLVANIA AVE.  
 OFFICE EXPANSION  
 CRG PLAN

STATE OF MARYLAND  
 PROFESSIONAL ENGINEERS  
 AND LANDSCAPE ARCHITECTS  
 EXHIBIT

DATE	REVISIONS
2-15-87	ELIM. SUSQUEHANNA LOT

SCALE:  
 AS SHOWN

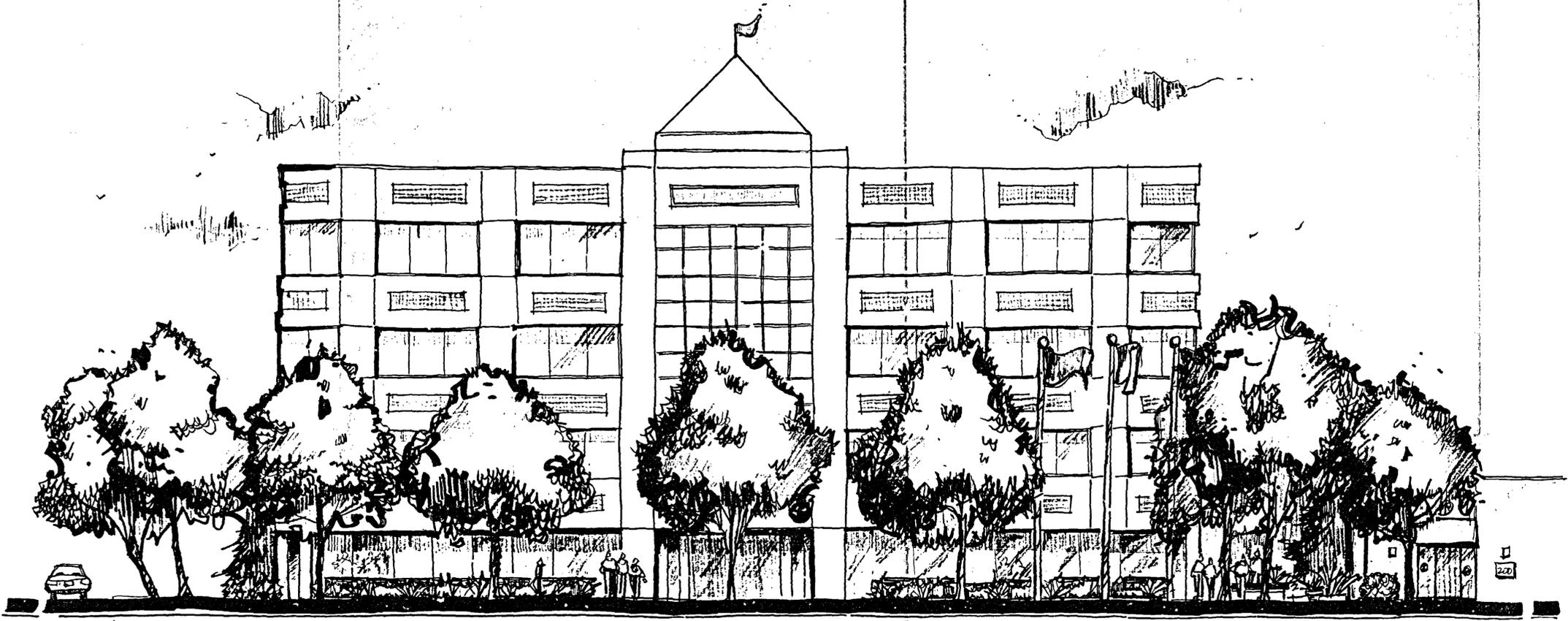
JOB ORDER NO.  
 84128-B

ISSUE DATE  
 8/5/88

2/4

PETITIONER'S EXHIBIT 72

Petitioner's Exhibit 3



JEFFERSON  
AVE.

PROPOSED BUILDING

COURTYARD

EXISTING BUILDING

**FRONT ELEVATION**

1/8" = 1'-0"

 DAFT · McCune · WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 530 EAST JOPPA ROAD TOWSON, MD. 21204 TELEPHONE: 301-296-3333			
		200 E. PENNSYLVANIA AVE. OFFICE EXPANSION CRG PLAN	
DATE		REVISIONS	
SCALE:			
AS SHOWN			
JOB ORDER NO.			
84128-B			
ISSUE DATE			
8/5/88		3/4	

**PETITIONER'S  
EXHIBIT 3**

Petitioner's Exhibit 4



EX. HOME PARKER RESIDENCE

PROPOSED SOLID WOOD FENCE

PROPOSED BUILDING W/ GROUND FLOOR PARKING

PENNSYLVANIA AVE.

**SIDE ELEVATION**

1/8"=1'-0"

**DAFT · McCUNE · WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS & SURVEYORS  
200 E. PENNSYLVANIA AVE.  
TOWSON, MD. 21284  
TELEPHONE: (301) 284-3333

200 E. PENNSYLVANIA AVE.  
OFFICE EXPANSION  
CRG PLAN

DATE	REVISIONS

**PETITIONER'S EXHIBIT 4**

SCALE: AS SHOWN		4/4
JOB ORDER NO. 84128-B		
ISSUE DATE 9/29/88		